

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: Skyway / Area 25

Previous Physical Inspection: 2000

Improved Sales:

Number of Sales: 518

Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$77,100	\$153,500	\$230,600	\$250,300	92.1%	11.64%
2005 Value	\$84,200	\$162,300	\$246,500	\$250,300	98.5%	11.38%
Change	+\$7,100	+\$8,800	+\$15,900		+6.4%	-0.26%
% Change	+9.2%	+5.7%	+6.9%		+6.9%	-2.23%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.26% and -2.23% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2004 Value	\$81,000	\$154,600	\$235,600
2005 Value	\$88,500	\$164,800	\$253,300
Percent Change	+9.3%	+6.6%	+7.5%

Number of one to three unit residences in the Population: 4599

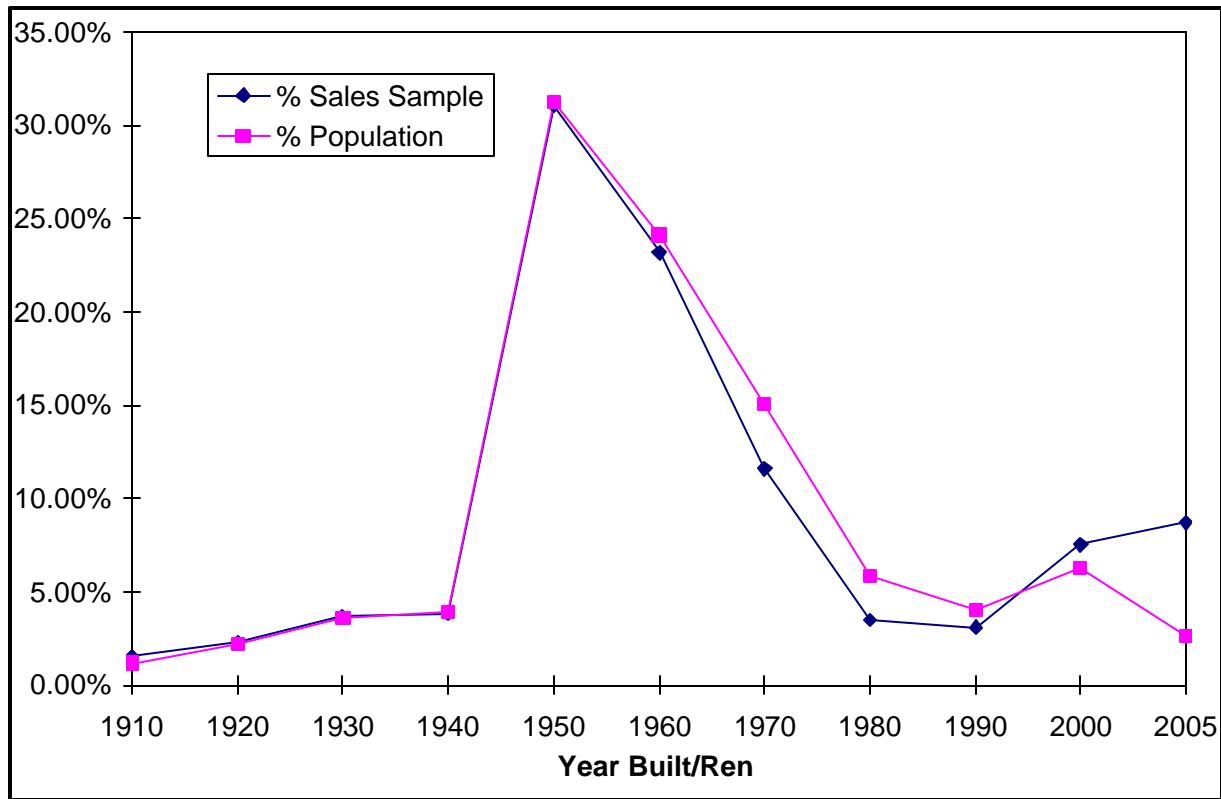
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes built or renovated after 1990 had a higher average ratio (assessed value/sales price) than other improvements, so the formula adjusts value upward less than others. There was statistically significant variation in ratios for good and very good condition improvements and formula adjusts value upward more than others, similarly, improvements with view of Lake Washington had lower average ratio than other improvements and formula adjusts value upward more than improvements with no view of Lake Washington thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	8	1.54%
1920	12	2.32%
1930	19	3.67%
1940	20	3.86%
1950	161	31.08%
1960	120	23.17%
1970	60	11.58%
1980	18	3.47%
1990	16	3.09%
2000	39	7.53%
2005	45	8.69%
	518	

Population		
Year Built/Ren	Frequency	% Population
1910	54	1.17%
1920	100	2.17%
1930	166	3.61%
1940	181	3.94%
1950	1435	31.20%
1960	1109	24.11%
1970	693	15.07%
1980	268	5.83%
1990	186	4.04%
2000	287	6.24%
2005	120	2.61%
	4599	

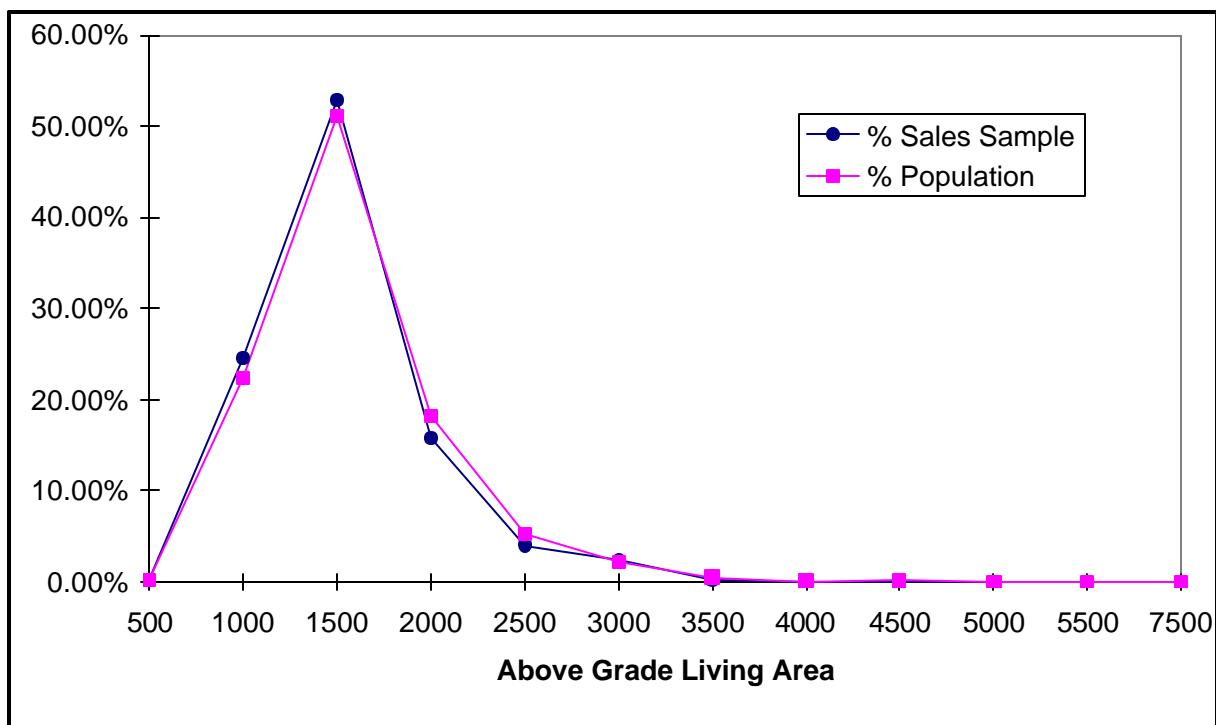


Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.19%
1000	127	24.52%
1500	274	52.90%
2000	82	15.83%
2500	21	4.05%
3000	12	2.32%
3500	1	0.19%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
518		

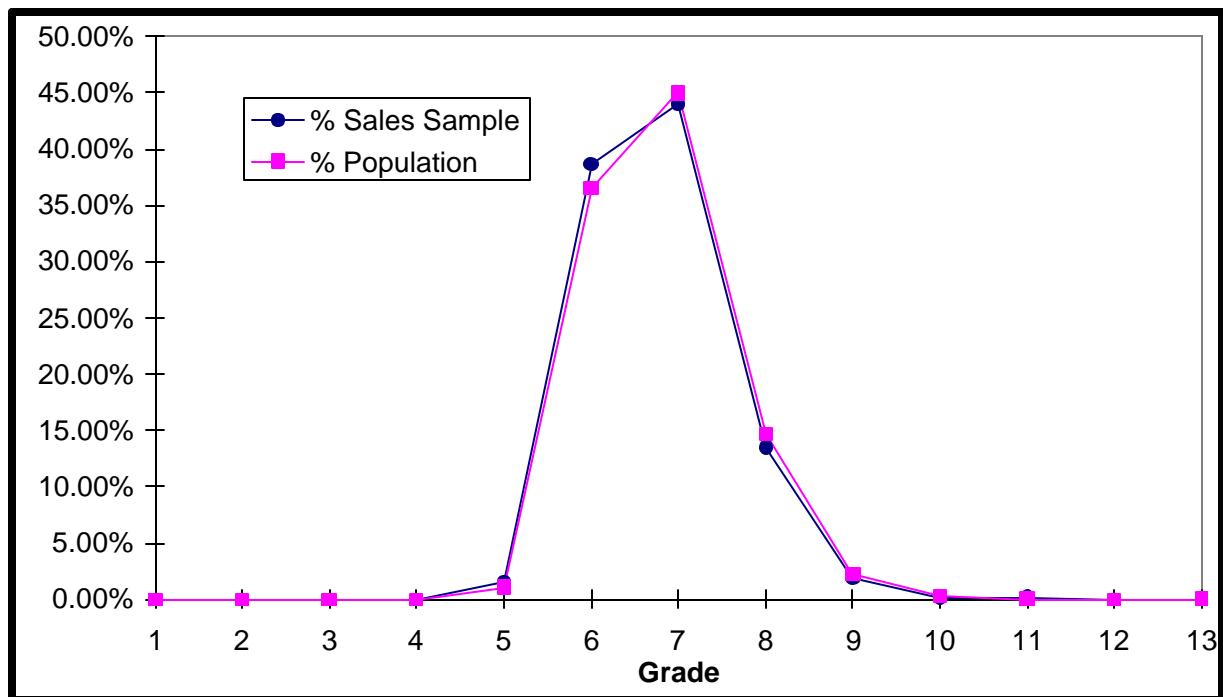
Population		
AGLA	Frequency	% Population
500	10	0.22%
1000	1026	22.31%
1500	2355	51.21%
2000	837	18.20%
2500	238	5.18%
3000	101	2.20%
3500	23	0.50%
4000	3	0.07%
4500	4	0.09%
5000	0	0.00%
5500	0	0.00%
7500	2	0.04%
4599		



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

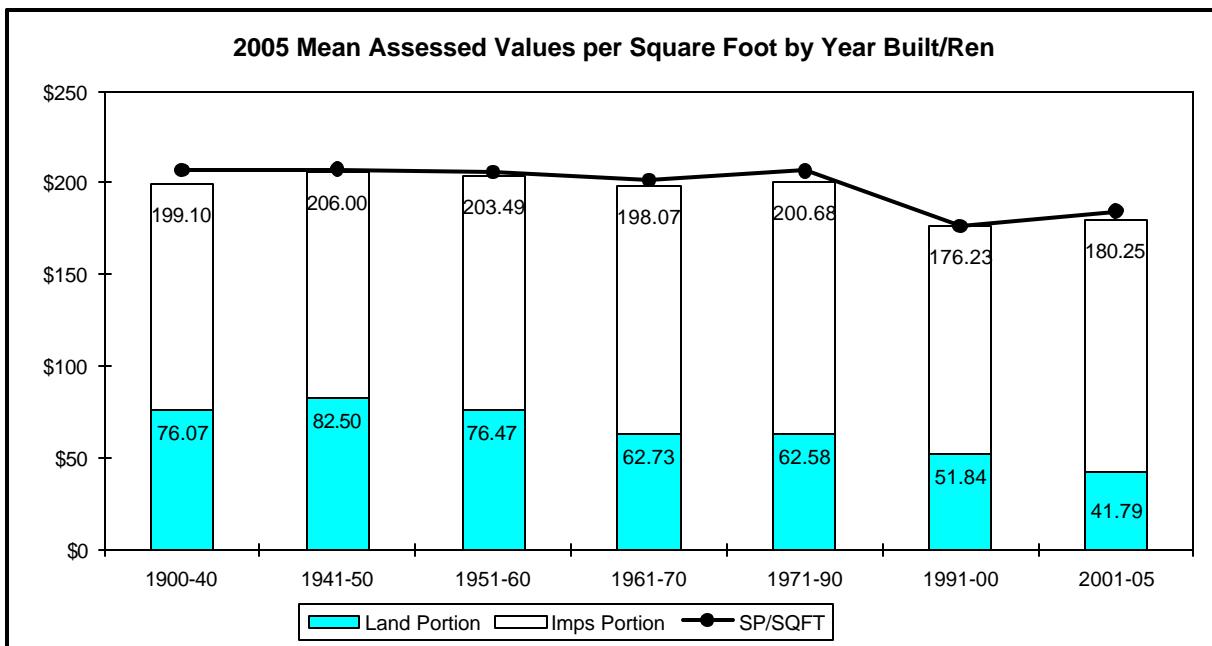
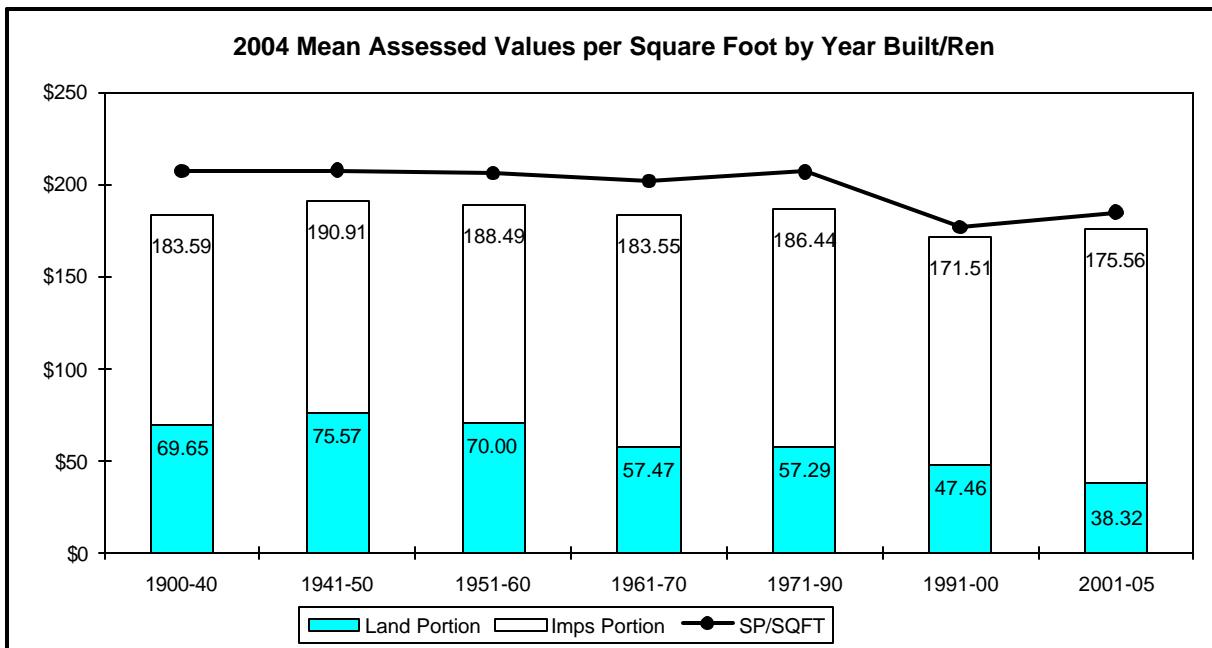
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	8	1.54%	5	50	1.09%
6	200	38.61%	6	1681	36.55%
7	228	44.02%	7	2069	44.99%
8	70	13.51%	8	677	14.72%
9	10	1.93%	9	104	2.26%
10	1	0.19%	10	16	0.35%
11	1	0.19%	11	1	0.02%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	1	0.02%
	518			4599	



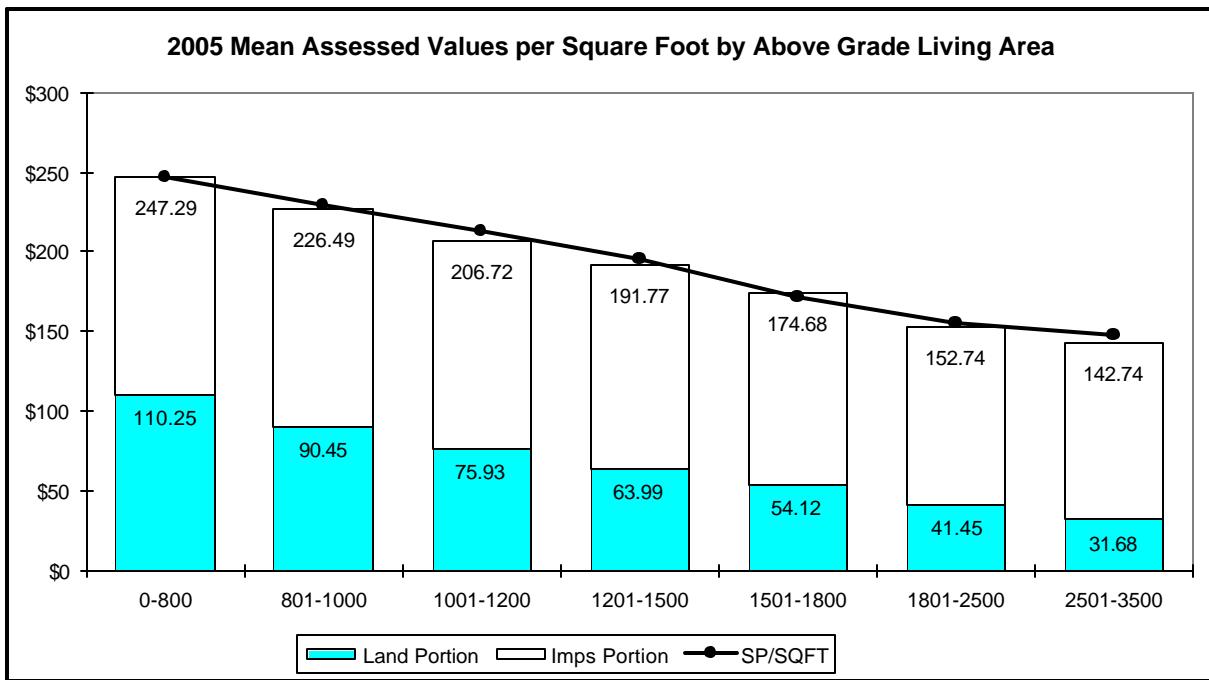
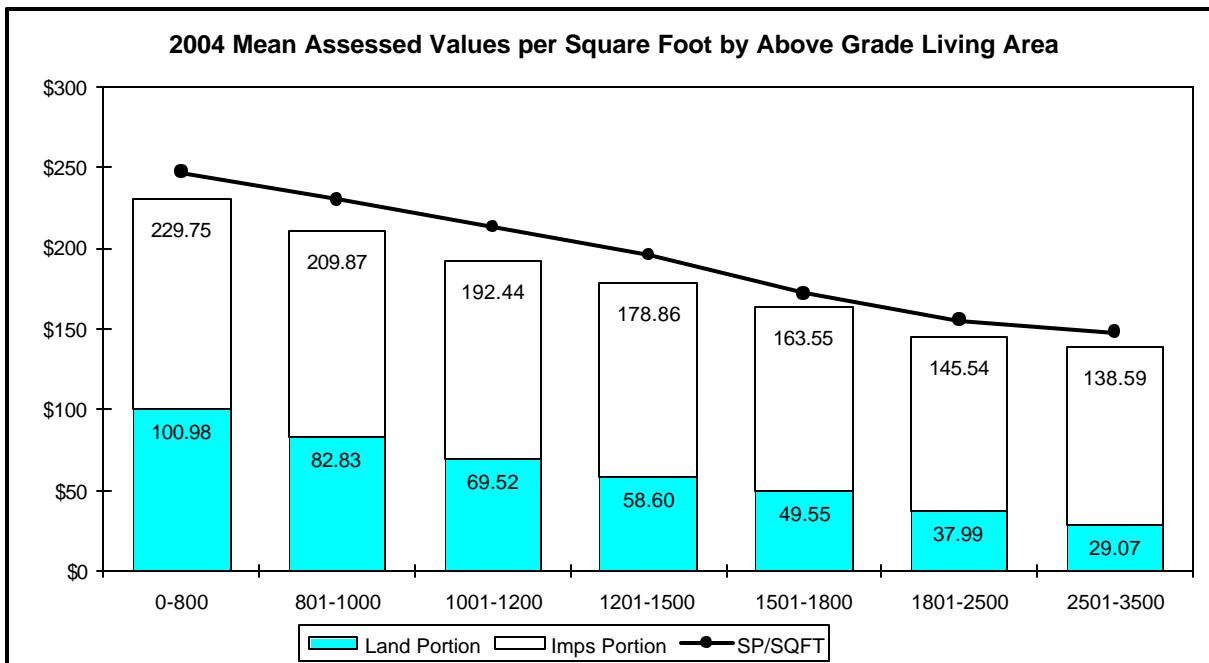
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2004 and 2005 Per Square Foot Values
By Year Built / Renovated**



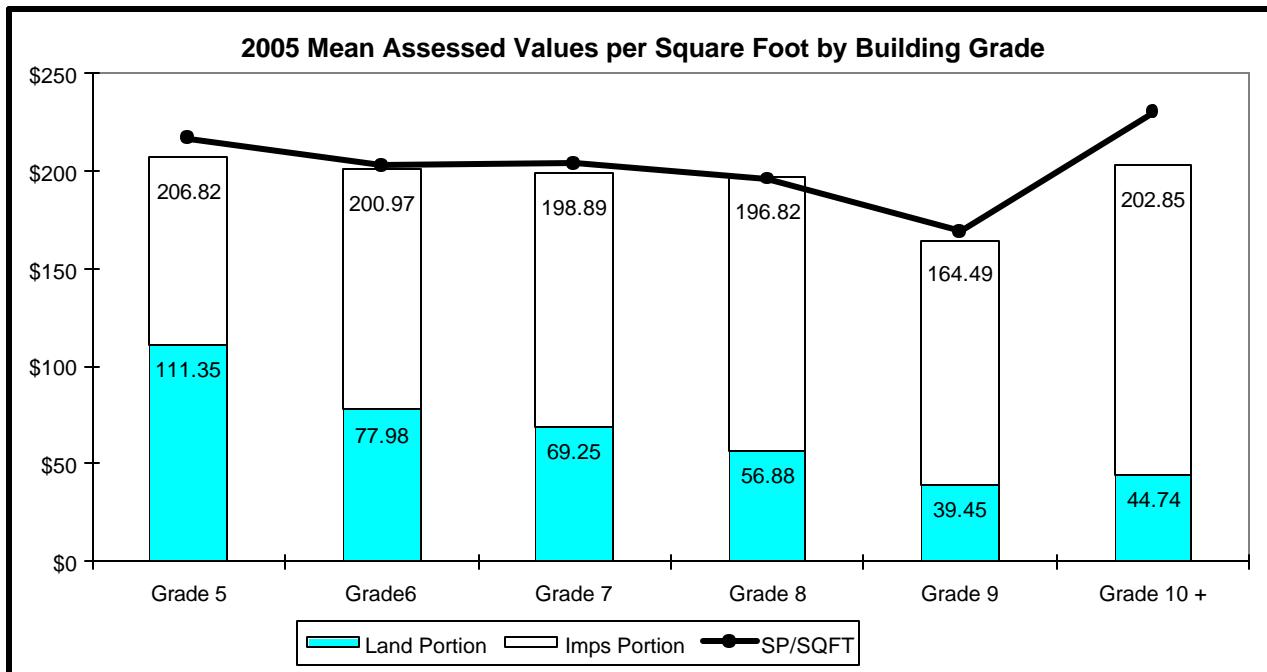
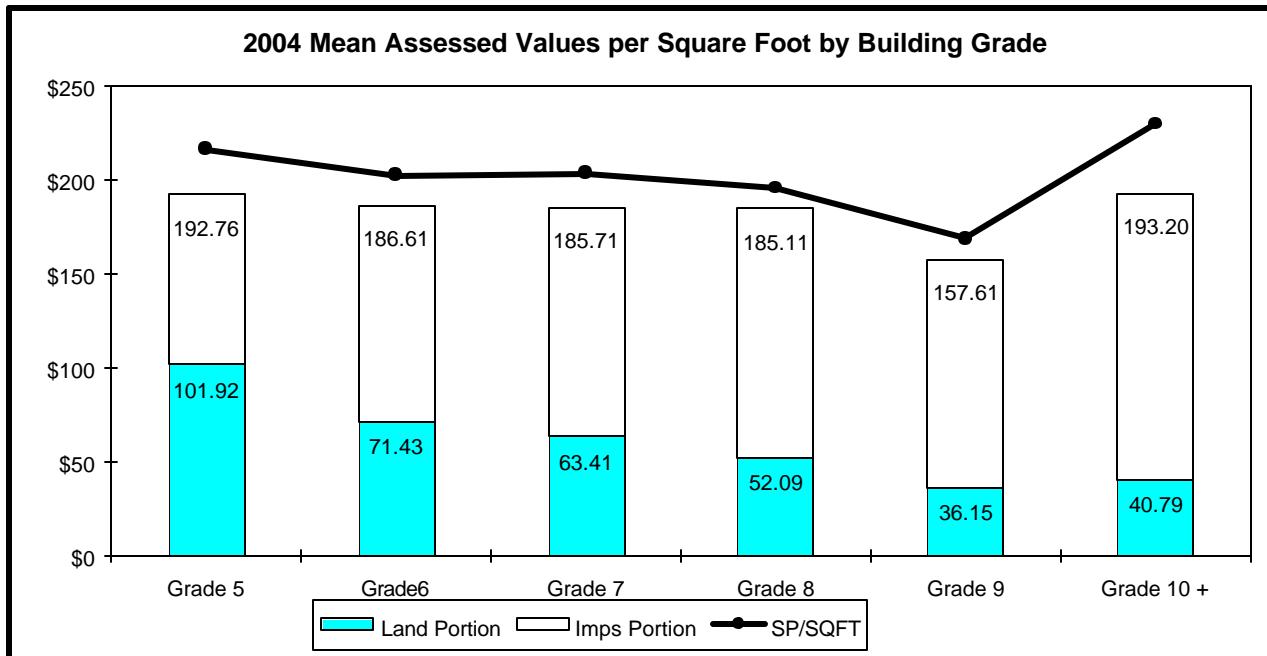
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values
By Above Grade Living Area**

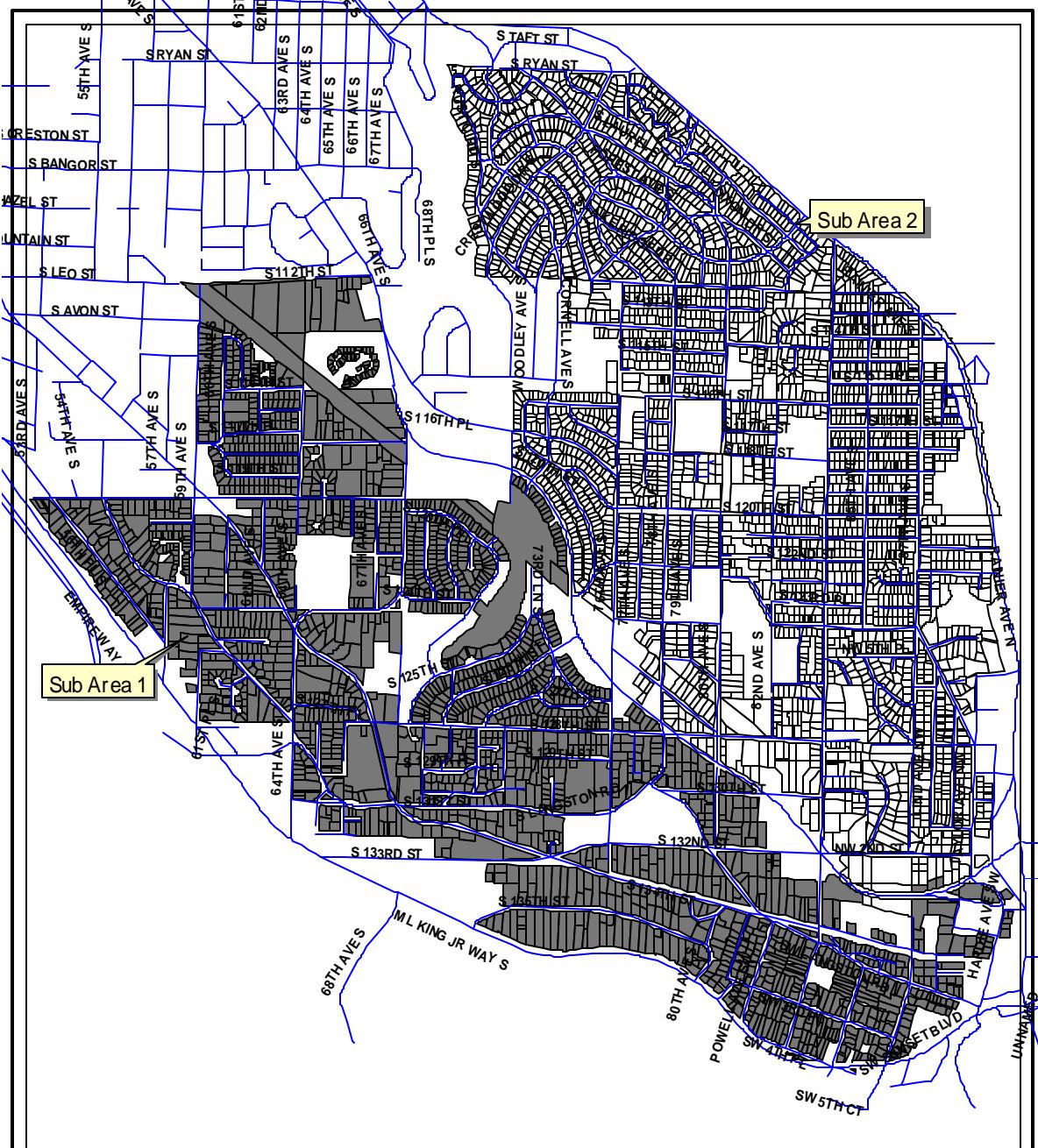


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. There was minimum representation of Grade 5, Grade 10 and Grade 11 homes in sales sample.



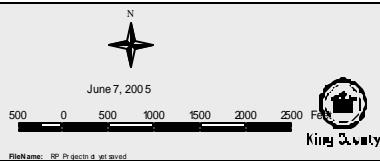
Skyway

Area 25

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Legend

- Wc streets.shp
- SubArea.shp
- 001
- 002

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 12 usable land sales available in the area, and their 2004 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 9.78% increase in land assessments in the area for the 2005 Assessment Year. The formula is:

2005 Land Value = 2004 Land Value x 1.0978, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 518 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes built *or* renovated after 1990 had a higher average ratio (assessed value/sales price) than other improvements, so the formula adjusts value upward less than others. There was statistically significant variation in ratios for good and very good condition improvements and formula adjusts value upward more than others, similarly, improvements with view of Lake Washington had lower average ratio than other improvements and formula adjusts value upward more than improvements with no view of Lake Washington thus improving equalization..

Improved Parcel Update (*continued*)

The derived adjustment formula is:

$$\begin{aligned} \text{2005 Total Value} &= \text{2004 Total Value} / (0.9363512 - (0.04512789 \text{ if Building Condition Good or very good}) \\ &- (0.02386159 \text{ if Lake Washington View = Y}) + (0.03847914 \text{ if Year Build or Renovation >1990})) \end{aligned}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$\text{2005 Improvements Value} = \text{2005 Total Value} \text{ minus } \text{2005 Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2005 Land Value + Previous Improvement Value * 1.057)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2005 Land Value + Previous Improvement Value * 1.057).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00).
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies) or 2005 Land Value + Previous Improvement Value = New Total Value.
- Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$\text{2005 Total Value} = \text{2005 Land Value} + \text{Previous Improvement Value} * 1.057, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 25 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

6.80%

Good or Very Good Condition	Yes
% Adjustment	5.41%

Lake Washington View = Y	Yes
% Adjustment	2.79%

Year Built or Renovation After 1990	Yes
% Adjustment	-4.22%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a parcel with a good or very good condition home would *approximately* receive a 12.21% upward adjustment (6.80% + 5.41%). 40 improvements under this strata are represented in sales sample. Approximately 371 parcels will get this variable adjustment.

A parcel with Lake washington View would approximately receive a 9.59% upward adjustment (6.80% +2.79%). There are 76 parcels that has view of lake washington in sales sample. Approximately 915 parcels which will get this adjustment.

A parcel with a good or very good condition home which has a view of Lake Washington would receive 15% upward adjustment. (6.80%+5.41%+2.79%). There is a representation of 14 improvements in sales sample. Approximately, 124 parcels that will get this adjustment.

A parcel with a home build or renovated after 1990 would get 2.58% upward adjustment (6.80% - 4.22%). There are approximately 347 parcels that will get this adjustment. 75 homes under this group are represented in sales sample.

73% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone. There are 4599 single family homes with one improvement in area 25.

Area 25 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 98.5.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
5	8	0.886	0.949	7.1%	0.850	1.047
6	200	0.921	0.992	7.7%	0.976	1.007
7	228	0.914	0.977	6.9%	0.961	0.992
8	70	0.946	1.004	6.1%	0.980	1.027
9	10	0.937	0.975	4.0%	0.906	1.043
10	1	0.854	0.897	5.1%	N/A	N/A
11	1	0.826	0.867	4.9%	N/A	N/A
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1900-1940	59	0.887	0.962	8.6%	0.930	0.995
1941-1950	161	0.918	0.991	7.9%	0.973	1.009
1951-1960	120	0.917	0.991	8.0%	0.970	1.011
1961-1970	60	0.910	0.983	8.0%	0.953	1.013
1971-1990	34	0.908	0.978	7.7%	0.936	1.020
1991-2000	39	0.970	0.997	2.9%	0.959	1.035
2001-2004	45	0.952	0.977	2.7%	0.952	1.002
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Average	464	0.927	0.985	6.2%	0.974	0.995
Good	49	0.873	0.987	13.1%	0.952	1.021
Very Good	5	0.873	0.985	12.8%	0.852	1.117
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	397	0.914	0.983	7.5%	0.972	0.994
1.5	57	0.894	0.965	7.9%	0.928	1.002
2	64	0.974	1.008	3.5%	0.983	1.033
Lake Washington View	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	419	0.929	0.985	6.0%	0.974	0.996
Y	99	0.897	0.984	9.7%	0.961	1.008
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	518	0.921	0.985	6.9%	0.975	0.995

Area 25 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 98.5.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

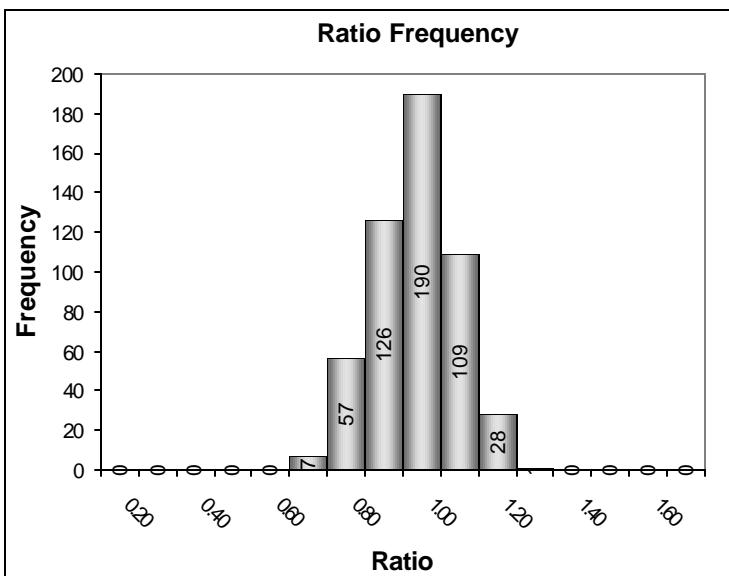
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
0-800	43	0.929	1.001	7.7%	0.974	1.027
801-1000	85	0.914	0.987	7.9%	0.961	1.013
1001-1200	110	0.903	0.970	7.4%	0.948	0.992
1201-1500	164	0.915	0.981	7.2%	0.963	0.999
1501-1800	62	0.952	1.017	6.8%	0.987	1.046
1801-2500	41	0.937	0.982	4.9%	0.951	1.013
2501-3500	13	0.937	0.965	3.0%	0.906	1.025
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	383	0.929	0.986	6.1%	0.974	0.997
Y	135	0.904	0.984	8.8%	0.963	1.004
Lake Washington View =Y and Building Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Average	85	0.903	0.982	8.8%	0.957	1.008
Good	13	0.872	1.004	15.1%	0.925	1.082
Very Good	1	0.808	0.929	15.0%	N/A	N/A
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	207	0.929	0.985	6.0%	0.971	1.000
2	311	0.917	0.985	7.4%	0.972	0.998
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
0-3000	23	0.988	1.025	3.7%	0.977	1.072
3001-5000	40	0.932	0.976	4.7%	0.945	1.007
5001-6000	88	0.917	0.979	6.8%	0.957	1.001
6001-7000	92	0.922	0.989	7.2%	0.966	1.012
7001-8000	102	0.918	0.988	7.7%	0.966	1.011
8001-12000	119	0.912	0.982	7.7%	0.960	1.004
12001-16000	28	0.915	0.976	6.7%	0.929	1.023
16001 - +	26	0.926	0.986	6.5%	0.930	1.042

Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: WC / Team - 2	Lien Date: 01/01/2004	Date of Report: 6/7/2005	Sales Dates: 1/2003 - 12/2004
Area Area 25	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	518		
Mean Assessed Value	230,600		
Mean Sales Price	250,300		
Standard Deviation AV	58.958		
Standard Deviation SP	69.721		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.933		
Median Ratio	0.931		
Weighted Mean Ratio	0.921		
UNIFORMITY			
Lowest ratio	0.663		
Highest ratio:	1.209		
Coefficient of Dispersion	9.32%		
Standard Deviation	0.109		
Coefficient of Variation	11.64%		
Price Related Differential (PRD)	1.013		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.919		
<i>Upper limit</i>	0.945		
95% Confidence: Mean			
<i>Lower limit</i>	0.924		
<i>Upper limit</i>	0.943		
SAMPLE SIZE EVALUATION			
N (population size)	4599		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.109		
Recommended minimum:	19		
Actual sample size:	518		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	263		
# ratios above mean:	255		
<i>Z:</i>	0.351		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



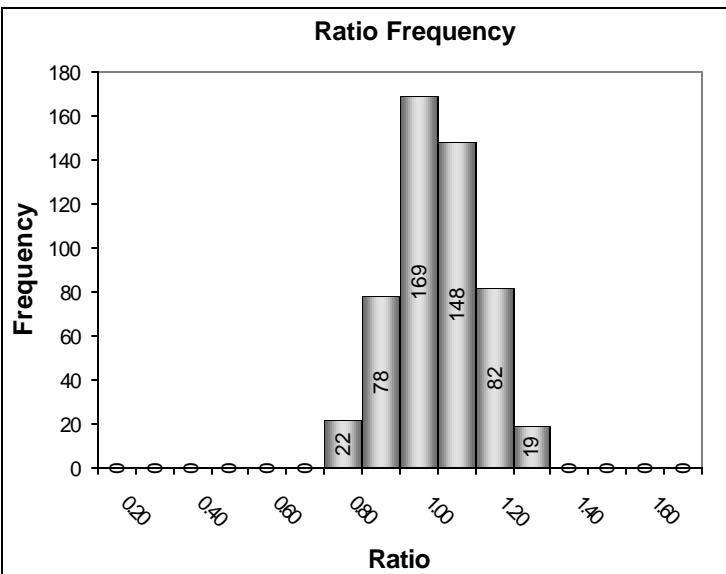
COMMENTS:

1 to 3 Unit Residences throughout area 25.

Annual Update Ratio Study Report (After)

2005 Assessments

District/Team: WC / Team - 2	Lien Date: 01/01/2005	Date of Report: 6/7/2005	Sales Dates: 1/2003 - 12/2004
Area Area 25	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 518			
Mean Assessed Value	246,500		
Mean Sales Price	250,300		
Standard Deviation AV	62,591		
Standard Deviation SP	69,721		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	0.996		
Weighted Mean Ratio	0.985		
UNIFORMITY			
Lowest ratio	0.707		
Highest ratio:	1.291		
Coefficient of Dispersion	9.08%		
Standard Deviation	0.114		
Coefficient of Variation	11.38%		
Price Related Differential (PRD)	1.013		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.981		
<i>Upper limit</i>	1.008		
95% Confidence: Mean			
<i>Lower limit</i>	0.988		
<i>Upper limit</i>	1.008		
SAMPLE SIZE EVALUATION			
N (population size)	4599		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.114		
Recommended minimum:	21		
Actual sample size:	518		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	262		
# ratios above mean:	256		
Z:	0.264		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 25.

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/R en	Con d	Lot Size	View	Water-front	Situs Address
001	758020	0450	05/20/03	\$150,000	670	0	5	1946	3	11250	N	N	12743 RENTON AV S
001	184720	0090	05/26/04	\$200,000	950	0	5	1918	3	9770	Y	N	214 SW LANGSTON RD
001	787840	0027	11/17/03	\$165,000	1320	0	5	1942	3	12000	Y	N	12821 70TH AV S
001	217200	0848	07/25/03	\$139,000	540	0	6	1951	3	12000	N	N	5942 S LANGSTON RD
001	214370	1152	06/22/04	\$127,000	570	0	6	1948	3	6080	N	N	374 EARLINGTON AV SW
001	214370	0535	01/28/04	\$215,000	580	580	6	1999	3	9560	N	N	811 SW LANGSTON RD
001	768960	0780	08/06/03	\$182,000	670	0	6	1943	3	7860	N	N	7211 S 127TH ST
001	142304	9020	04/23/03	\$187,000	700	290	6	1943	3	6578	Y	N	13110 66TH AV S
001	182305	9058	05/13/04	\$179,500	700	0	6	1928	3	16148	N	N	215 STEVENS AV SW
001	768960	0275	06/23/04	\$155,000	700	0	6	1943	3	12400	N	N	12613 70TH AV S
001	768960	0555	06/28/04	\$170,000	700	0	6	1943	3	7140	N	N	7201 S 126TH ST
001	768960	0595	11/12/04	\$165,500	700	0	6	1943	3	9020	N	N	7015 S 126TH ST
001	781280	1205	01/17/03	\$138,500	700	0	6	1952	3	6048	N	N	11905 RENTON AV S
001	768960	0395	07/15/03	\$177,000	710	0	6	1943	3	7315	N	N	7008 S 126TH ST
001	396930	0160	06/28/04	\$167,500	720	0	6	1943	3	7176	N	N	7421 S 127TH ST
001	781320	0005	05/30/03	\$176,000	720	0	6	1944	3	6405	N	N	7005 S 120TH PL
001	214480	0100	09/26/03	\$170,000	770	0	6	1950	4	7000	N	N	12821 78TH AV S
001	788720	0160	08/11/04	\$184,000	770	0	6	1984	3	10820	N	N	12810 65TH AV S
001	768960	0915	07/09/03	\$142,000	790	0	6	1944	3	8965	N	N	12620 74TH AV S
001	781280	1315	01/16/04	\$145,000	790	0	6	1944	3	6240	N	N	6804 S 120TH PL
001	781280	1830	08/30/04	\$202,500	790	400	6	1944	3	6050	N	N	12202 68TH AV S
001	781280	1930	08/21/03	\$195,000	790	120	6	1944	3	6000	N	N	6917 S 124TH ST
001	781320	0190	06/18/03	\$192,000	790	500	6	1944	4	6050	N	N	12030 70TH AV S
001	768960	0285	06/17/04	\$170,000	810	0	6	1943	3	7854	N	N	12601 70TH AV S
001	768960	0575	11/24/03	\$184,500	810	0	6	1943	5	8340	N	N	7039 S 126TH ST
001	132304	9052	07/16/04	\$171,500	820	0	6	1941	3	32198	N	N	6838 S 133RD ST
001	781280	1560	07/19/04	\$214,000	820	620	6	1944	3	6050	N	N	12029 70TH AV S
001	781280	1680	06/23/04	\$189,950	820	500	6	1944	3	6171	N	N	12014 69TH AV S
001	781320	0085	07/31/03	\$189,500	820	500	6	1944	3	6630	N	N	7033 S 120TH PL
001	781280	1565	07/12/04	\$210,000	830	0	6	1944	3	6160	N	N	12033 70TH AV S

Improved Sales Used in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	781280	1715	09/21/04	\$151,999	830	0	6	1944	3	6050	N	N	12021 69TH AV S
001	214370	0635	02/02/04	\$200,000	840	0	6	1932	4	11500	N	N	1000 SW 3RD PL
001	214370	0971	10/26/04	\$259,950	840	0	6	1940	3	17520	N	N	356 THOMAS AV SW
001	768960	0410	12/03/03	\$185,000	850	0	6	1943	3	7200	N	N	7026 S 126TH ST
001	182305	9030	03/07/03	\$160,000	860	0	6	1952	3	6534	Y	N	402 SW LANGSTON RD
001	768960	0355	03/27/03	\$163,000	860	0	6	1959	3	7200	N	N	7035 S 125TH ST
001	214370	0730	07/22/03	\$199,950	870	410	6	1940	3	6000	N	N	325 THOMAS AV SW
001	781280	1300	05/07/03	\$159,500	870	0	6	1944	3	6600	N	N	12061 RENTON AV S
001	039900	0130	04/28/04	\$168,000	890	0	6	1954	4	6000	N	N	6025 S 118TH PL
001	214370	1275	05/03/04	\$157,000	890	0	6	1907	3	2250	Y	N	440 SW SUNSET BL
001	781280	1695	10/20/03	\$164,000	890	0	6	1944	3	6120	N	N	6811 S 120TH PL
001	781280	1725	09/29/04	\$184,500	890	0	6	1944	4	6050	N	N	12029 69TH AV S
001	788720	0080	10/27/04	\$169,500	890	0	6	1941	4	4902	N	N	12825 65TH AV S
001	214370	0106	10/21/04	\$270,000	900	0	6	1911	3	24081	Y	N	252 EARLINGTON AV SW
001	039900	0115	06/11/03	\$160,000	910	0	6	1954	3	6000	N	N	6203 S 118TH PL
001	112304	9006	05/13/04	\$199,950	910	0	6	1954	3	10624	N	N	5549 S 120TH ST
001	112304	9155	06/01/04	\$241,250	920	920	6	1943	3	11088	N	N	12635 BEACON AV S
001	781280	1895	10/22/04	\$213,100	940	0	6	1955	4	9000	N	N	6827 S 124TH ST
001	768960	0550	01/06/04	\$192,500	950	0	6	1943	3	7192	N	N	7207 S 126TH ST
001	018200	0260	12/27/04	\$235,000	960	800	6	1992	3	12460	N	N	12427 57TH AV S
001	039900	0180	07/22/04	\$209,500	960	0	6	1953	3	6000	N	N	6204 S 119TH ST
001	039900	0230	10/25/04	\$217,500	960	0	6	1952	5	7500	N	N	6221 S 119TH ST
001	214480	0180	07/16/03	\$165,000	970	0	6	1953	3	13000	N	N	7834 S 130TH ST
001	781320	0030	06/29/04	\$178,000	970	0	6	1944	3	5992	N	N	12023 70TH PL S
001	094900	0028	11/03/04	\$192,000	980	0	6	1948	3	5850	N	N	6723 S 122ND ST
001	768960	0310	05/15/03	\$182,000	1010	0	6	1943	3	9780	N	N	7225 S 125TH ST
001	781280	1765	10/06/04	\$185,000	1010	0	6	1945	3	6105	N	N	12059 69TH AV S
001	000140	0034	09/18/03	\$186,000	1040	0	6	1958	3	31305	N	N	7217 S 133RD ST
001	788720	0116	03/06/03	\$172,000	1040	0	6	1956	3	7200	N	N	6423 S LANGSTON RD
001	182305	9122	06/29/04	\$205,000	1058	675	6	1908	3	12460	Y	N	188 HARDIE AV SW
001	768960	0105	02/17/04	\$185,000	1060	0	6	1943	3	10920	N	N	7014 S 125TH ST

Improved Sales Used in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	781280	1810	05/16/04	\$195,700	1070	0	6	1944	3	6350	N	N	12220 68TH AV S
001	781280	1820	01/23/04	\$177,000	1070	0	6	1944	3	6160	N	N	12210 68TH AV S
001	768960	0710	10/20/04	\$142,500	1080	0	6	1943	3	8400	N	N	7230 S 127TH ST
001	182305	9093	02/11/04	\$195,000	1090	0	6	1928	3	18760	Y	N	8915 S 133RD ST
001	768960	0790	01/27/03	\$180,000	1090	0	6	1943	3	7739	N	N	7201 S 127TH ST
001	182305	9152	02/12/04	\$218,950	1100	0	6	1928	3	14750	Y	N	8921 S 133RD ST
001	781280	1745	05/12/03	\$165,000	1110	0	6	1944	3	6050	N	N	12047 69TH AV S
001	217140	0086	09/17/03	\$227,900	1120	0	6	1948	3	12500	Y	N	12017 62ND AV S
001	298880	0060	11/01/04	\$269,950	1120	0	6	1954	4	10536	Y	N	7631 S 134TH ST
001	787840	0150	09/10/04	\$296,000	1130	0	6	1954	3	29647	Y	N	7005 S 132ND ST
001	214480	0206	07/08/03	\$198,500	1140	0	6	1938	3	9480	N	N	8036 S 130TH ST
001	781320	0025	03/07/03	\$140,000	1150	0	6	1944	3	6318	N	N	12019 70TH PL S
001	039900	0260	12/15/04	\$243,000	1170	1170	6	1957	3	6000	N	N	6025 S 119TH ST
001	112304	9055	07/24/03	\$213,000	1170	0	6	1943	3	11550	N	N	12028 64TH AV S
001	039900	0060	08/09/04	\$203,000	1180	0	6	1954	3	6115	N	N	6022 S 118TH PL
001	781280	1365	09/19/03	\$180,000	1210	0	6	1945	3	7290	N	N	6922 S 120TH PL
001	018500	0080	10/14/03	\$184,000	1220	0	6	1943	3	21100	Y	N	12217 56TH PL S
001	788720	0350	06/29/04	\$225,000	1220	240	6	1945	3	14445	N	N	6422 S 131ST ST
001	112304	9199	08/25/04	\$241,000	1230	0	6	1941	3	11000	N	N	12036 64TH AV S
001	768960	0340	10/20/03	\$170,850	1240	0	6	1943	3	7200	N	N	7051 S 125TH ST
001	214370	0800	08/22/03	\$260,000	1260	1000	6	1943	4	4946	N	N	1048 SW 4TH PL
001	039900	0281	07/21/04	\$279,950	1300	1300	6	1959	3	12897	N	N	6001 S 119TH ST
001	214480	0810	06/02/04	\$214,950	1300	0	6	1910	4	10700	N	N	8436 S 134TH ST
001	781280	1325	01/08/03	\$179,500	1320	0	6	1944	3	6000	N	N	6812 S 120TH PL
001	781280	1645	10/24/03	\$187,600	1320	0	6	1944	3	6050	N	N	12046 69TH AV S
001	018500	0105	04/28/03	\$225,000	1340	300	6	1941	3	22100	Y	N	12033 56TH PL S
001	214370	0777	05/01/03	\$195,000	1340	0	6	1946	3	5000	N	N	1001 SW 3RD PL
001	781320	0135	12/27/04	\$205,000	1380	0	6	1944	3	6954	N	N	12049 71ST AV S
001	788720	0110	12/16/03	\$181,000	1380	0	6	1956	3	7225	N	N	12916 64TH AV S
001	214480	0915	12/15/03	\$289,000	1410	800	6	1914	3	56192	N	N	13265 89TH AV S
001	039900	0095	05/27/04	\$187,380	1460	0	6	1954	3	6000	N	N	6227 S 118TH PL

Improved Sales Used in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	781320	0095	03/17/03	\$180,000	1460	0	6	1944	3	6946	N	N	12005 71ST AV S
001	112304	9069	05/13/04	\$225,000	1560	1130	6	1946	3	22500	N	N	6430 S 118TH ST
001	781280	1290	12/31/03	\$185,000	1690	0	6	1944	3	6600	N	N	12049 RENTON AV S
001	298880	0125	11/16/04	\$317,500	1880	1000	6	1940	4	57063	Y	N	7545 S 135TH ST
001	214370	1021	11/22/04	\$246,800	1960	1010	6	1918	3	5609	N	N	808 SW 4TH PL
001	217200	0825	11/12/03	\$280,000	890	0	7	1956	3	64904	N	N	12448 57TH AV S
001	214370	0105	04/26/04	\$230,000	950	850	7	1967	3	7260	Y	N	511 SW LANGSTON RD
001	214480	0887	10/20/03	\$192,650	960	960	7	1955	3	27700	N	N	13248 RENTON AV S
001	214480	0330	08/22/03	\$213,000	1010	0	7	1957	4	9000	N	N	13027 80TH AV S
001	039900	0075	05/20/04	\$238,000	1020	720	7	1954	3	8580	N	N	6004 S 118TH PL
001	217200	0819	06/22/04	\$235,500	1020	730	7	1964	3	7920	N	N	12424 57TH AV S
001	758020	0486	06/20/03	\$240,000	1030	500	7	1954	3	8500	N	N	12744 76TH AV S
001	217200	0846	03/01/04	\$229,950	1040	510	7	1950	3	13510	N	N	6107 S 124TH ST
001	112304	9171	07/16/04	\$256,996	1050	400	7	1964	3	6159	N	N	6022 S 117TH PL
001	798980	0153	10/15/04	\$250,000	1080	0	7	1961	3	10400	N	N	11208 59TH AV S
001	214480	0102	08/11/03	\$245,000	1090	680	7	1956	3	10220	N	N	12811 78TH AV S
001	739040	0029	07/19/04	\$215,000	1090	0	7	1960	3	9636	Y	N	7444 S 129TH ST
001	781250	0280	09/26/03	\$260,000	1125	590	7	2000	3	5709	N	N	12258 58TH PL S
001	214480	0645	05/04/04	\$232,600	1130	360	7	1959	3	13770	N	N	7609 S 132ND ST
001	787840	0020	05/24/04	\$222,110	1140	0	7	1967	3	7000	N	N	7017 S 128TH ST
001	427990	0220	11/07/03	\$234,000	1150	470	7	1966	3	6000	N	N	11425 61ST AV S
001	039920	0135	05/12/03	\$185,000	1170	600	7	1963	3	6500	N	N	6227 S 117TH ST
001	132304	9072	12/14/04	\$199,935	1170	0	7	1958	3	8160	N	N	13433 81ST AV S
001	182305	9142	05/10/04	\$249,500	1170	1170	7	1960	3	5725	N	N	424 SW LANGSTON PL
001	536520	0055	05/07/04	\$242,000	1170	0	7	1963	3	5686	N	N	518 SW LANGSTON RD
001	214370	1110	10/20/04	\$260,000	1180	500	7	1975	3	8072	Y	N	519 SW 3RD PL
001	214370	0266	12/23/04	\$290,000	1190	1010	7	1983	3	7200	Y	N	507 SW 3RD PL
001	039900	0325	04/21/04	\$190,000	1200	0	7	1952	3	6000	N	N	6204 S 120TH ST
001	039900	0350	07/28/03	\$190,000	1200	0	7	1952	3	7500	N	N	6234 S 120TH ST
001	298880	0021	10/28/04	\$310,000	1200	900	7	1954	3	15688	Y	N	13409 80TH AV S
001	427990	0190	11/04/03	\$230,000	1200	580	7	1964	3	6000	N	N	11449 61ST AV S

Improved Sales Used in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	779840	0110	10/20/04	\$231,000	1200	600	7	1968	3	6270	N	N	12674 61ST PL S
001	000140	0039	09/10/03	\$251,000	1210	1210	7	1955	3	15552	N	N	7205 S 133RD ST
001	670640	0020	04/22/03	\$231,000	1210	860	7	1967	3	7565	N	N	11917 64TH PLS
001	039920	0215	07/20/04	\$236,000	1240	600	7	1963	3	7000	N	N	6041 S 117TH PL
001	112304	9187	02/20/04	\$268,000	1240	800	7	1992	3	7400	N	N	5566 S LANGSTON RD
001	039920	0150	04/01/03	\$223,000	1250	500	7	1961	3	6400	N	N	11609 62ND AV S
001	039920	0010	11/24/03	\$179,000	1270	0	7	1961	3	6614	N	N	6237 S 116TH ST
001	536520	0040	12/02/04	\$200,000	1270	0	7	1949	3	7153	N	N	616 SW LANGSTON RD
001	780600	0175	08/20/03	\$267,950	1270	1270	7	1959	3	7954	Y	N	7017 S 130TH ST
001	779840	0030	03/16/04	\$249,500	1280	700	7	1963	3	6006	N	N	12634 61ST PLS
001	039920	0130	07/12/04	\$271,000	1300	990	7	1962	4	6500	N	N	6221 S 117TH ST
001	217140	0050	09/19/03	\$286,000	1300	890	7	2003	3	17768	N	N	12029 BEACON AV S
001	112304	9220	09/26/03	\$321,000	1300	890	7	2003	3	6960	N	N	11715 64th Court S.
001	112304	9221	08/20/03	\$321,000	1300	890	7	2003	3	6970	N	N	11716 64th Court S.
001	112304	9154	02/03/04	\$233,500	1310	1310	7	1962	3	9230	N	N	12627 BEACON AV S
001	112304	9198	10/06/03	\$334,000	1310	1230	7	2004	3	10036	N	N	12030 64TH AV S
001	418790	0050	12/27/04	\$310,000	1310	820	7	1961	3	9858	N	N	6427 S 127TH PL
001	779840	0070	03/30/04	\$211,500	1310	0	7	1965	3	6095	N	N	12656 61ST PLS
001	039900	0300	12/22/03	\$275,000	1320	720	7	1957	3	6996	N	N	11815 60TH AV S
001	427990	0365	07/20/04	\$275,000	1320	620	7	1969	3	9130	N	N	11451 60TH AV S
001	781320	0150	10/23/03	\$175,000	1320	0	7	1944	3	7480	N	N	7004 S 124TH ST
001	214370	1190	06/29/04	\$204,000	1330	0	7	1900	3	8040	N	N	532 SW SUNSET BL
001	781250	0140	02/26/04	\$288,000	1330	800	7	2000	3	5987	N	N	5802 S 122ND ST
001	781250	0310	08/20/04	\$310,000	1330	800	7	2000	3	3869	N	N	12242 58TH PLS
001	018200	0436	12/09/04	\$292,000	1340	700	7	1958	3	17000	N	N	5901 S LANGSTON RD
001	112304	9181	10/13/04	\$269,950	1350	1100	7	1963	3	6600	N	N	12029 66TH AV S
001	683320	0045	10/27/03	\$290,000	1360	500	7	1957	3	12675	N	N	5615 S 120TH ST
001	427990	0390	10/29/03	\$223,500	1370	460	7	1978	3	9934	N	N	11433 60TH AV S
001	214370	0787	03/25/04	\$229,000	1380	0	7	1977	3	6300	N	N	318 POWELL AV SW
001	112304	9166	11/24/03	\$245,000	1410	890	7	1961	3	9490	N	N	6443 S 112TH ST
001	214370	0277	08/12/03	\$279,000	1410	700	7	1929	3	12240	N	N	335 STEVENS AV SW

Improved Sales Used in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	217140	0221	01/11/03	\$240,000	1420	0	7	1955	3	20000	N	N	12015 64TH AV S
001	217200	0815	01/07/04	\$300,000	1420	1020	7	1959	3	24000	Y	N	12605 60TH AV S
001	214370	0355	07/14/04	\$261,000	1430	1100	7	1954	3	11790	N	N	621 SW LANGSTON RD
001	298880	0070	05/20/04	\$220,000	1430	0	7	1951	3	17771	Y	N	7612 S 135TH ST
001	739040	0027	07/18/03	\$249,000	1430	1430	7	1961	3	9636	Y	N	7460 S 129TH ST
001	039900	0305	08/09/04	\$238,200	1440	0	7	1957	3	6000	N	N	6016 S 120TH ST
001	768960	0890	05/28/03	\$175,000	1460	0	7	1954	3	7800	N	N	12534 74TH AV S
001	768960	0416	10/08/04	\$295,950	1470	960	7	2004	3	7200	N	N	7038 S 126TH ST
001	788720	0450	10/06/04	\$250,000	1480	480	7	1951	3	13884	N	N	13112 65TH AV S
001	780540	0190	09/03/03	\$225,000	1480	0	7	1999	3	2729	N	N	11530 62ND AV S
001	780540	0200	07/13/04	\$245,000	1480	0	7	1999	3	2817	N	N	11534 62ND AV S
001	039900	0296	10/30/03	\$224,950	1500	0	7	1957	3	9910	N	N	11819 60TH AV S
001	214370	0100	09/18/03	\$275,000	1500	400	7	1938	3	6600	N	N	507 SW LANGSTON RD
001	039920	0105	04/29/03	\$265,000	1510	1200	7	1956	3	6500	N	N	6214 S 117TH PL
001	427990	0240	01/02/04	\$245,000	1530	0	7	1968	3	7314	N	N	11411 61ST AV S
001	298880	0170	09/17/03	\$269,000	1540	800	7	1955	3	30595	Y	N	7655 S 135TH ST
001	788720	0125	02/14/03	\$255,000	1540	740	7	1963	3	7965	N	N	12928 64TH AV S
001	418790	0220	05/05/04	\$251,000	1570	820	7	1959	3	7936	N	N	6434 S 127TH PL
001	039920	0195	03/02/04	\$194,740	1580	0	7	1959	3	7000	N	N	6223 S 117TH PL
001	427990	0100	07/16/04	\$255,000	1610	450	7	1968	3	6256	N	N	11424 61ST AV S
001	780540	0130	02/05/03	\$228,000	1610	0	7	1999	3	2520	N	N	11506 62ND AV S
001	780540	0160	07/28/03	\$233,500	1610	0	7	1999	3	2699	N	N	11518 62ND AV S
001	780540	0020	03/28/03	\$228,000	1690	0	7	1999	3	3355	N	N	11573 62ND AV S
001	780540	0060	09/07/04	\$247,500	1690	0	7	1999	3	2810	N	N	11557 62ND AV S
001	781250	0170	10/24/03	\$244,000	1697	0	7	2000	3	4366	N	N	5819 S 122ND ST
001	781250	0230	05/28/04	\$252,000	1700	0	7	2000	3	3400	N	N	12231 58TH PL S
001	780540	0110	05/26/04	\$240,500	1710	0	7	2000	3	2995	N	N	11535 62nd Ave S
001	214480	0225	11/10/04	\$295,000	1750	0	7	1959	3	6375	N	N	12852 80TH AV S
001	039920	0005	05/03/04	\$221,000	1780	0	7	1958	3	6750	N	N	6243 S 116TH ST
001	182305	9144	07/06/04	\$264,000	1780	0	7	1949	3	11169	Y	N	406 SW LANGSTON RD
001	780610	0100	08/25/04	\$310,000	1850	0	7	1964	3	9300	N	N	7119 S 129TH ST

Improved Sales Used in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	214480	0149	12/13/04	\$230,000	1930	280	7	1960	3	9100	N	N	12914 76TH AV S
001	214480	0755	07/11/03	\$250,000	2000	0	7	1915	3	36946	N	N	8200 S 134TH ST
001	683320	0040	01/23/04	\$289,000	2010	0	7	2004	3	4225	N	N	5559 S 120TH ST
001	214370	0404	09/23/04	\$296,750	2040	0	7	1900	3	7200	N	N	274 THOMAS AV SW
001	788720	0185	04/22/04	\$267,000	2280	380	7	1984	3	8115	N	N	12827 66TH AV S
001	781250	0200	12/09/03	\$268,000	2300	0	7	2000	3	3896	N	N	5837 S 122ND ST
001	132304	9092	05/06/04	\$310,000	1140	750	8	1997	3	4511	N	N	195 POWELL AV SW
001	214370	0575	11/14/03	\$318,000	1200	870	8	2003	3	7200	N	N	220 POWELL AV SW
001	683320	0050	11/17/03	\$268,125	1220	670	8	1967	3	8446	N	N	5749 S 121ST ST
001	112304	9138	11/10/04	\$319,130	1370	1370	8	1960	3	29640	N	N	6457 S 124TH ST
001	217140	0195	05/28/04	\$328,000	1370	900	8	2004	3	5500	N	N	12223 64TH AV S
001	217140	0194	04/14/04	\$329,000	1370	900	8	2004	3	5500	N	N	12227 64TH AV S
001	788290	0110	04/22/03	\$230,000	1380	350	8	1988	3	9180	N	N	212 OAKESDALE AV SW
001	217140	0197	02/24/04	\$332,000	1550	970	8	2004	3	5500	N	N	12231 64TH AV S
001	217140	0201	12/17/03	\$330,000	1550	970	8	2004	3	5500	N	N	12219 64TH AV S
001	787840	0134	02/10/04	\$330,000	1940	0	8	1974	3	9375	Y	N	6921 S LANGSTON RD
001	677800	0010	04/14/03	\$276,700	2390	0	8	2000	3	7000	N	N	6036 S 127TH PL
001	182305	9009	04/22/03	\$313,000	2446	0	8	1999	3	13500	Y	N	HAYES PL SW
001	214370	0590	09/24/03	\$330,000	2460	610	8	2003	3	6000	N	N	222 POWELL AV SW
001	217140	0198	04/15/04	\$330,000	2660	0	8	2004	3	4806	N	N	12235 64TH AV S
001	217140	0202	02/26/04	\$329,000	2660	0	8	2004	3	4806	N	N	12215 64TH AV S
001	214370	0732	02/12/04	\$370,000	2880	0	8	1998	3	9600	N	N	355 THOMAS AV SW
002	420440	0334	12/05/03	\$124,000	450	0	5	1950	3	10735	N	N	214 NW 2ND ST
002	118000	5750	10/26/04	\$180,000	560	0	5	1930	3	6000	Y	N	8219 S 121ST ST
002	381000	0350	06/21/04	\$181,000	720	0	5	1921	3	11770	Y	N	11503 84TH AV S
002	426820	0040	06/12/03	\$165,000	1030	0	5	1943	3	9429	N	N	8814 S 121ST ST
002	118000	3325	04/17/03	\$179,990	1080	0	5	1920	3	6000	N	N	8502 S 118TH ST
002	062305	9010	05/21/04	\$180,000	550	200	6	1944	3	3920	Y	N	8432 S 112TH ST
002	118000	5795	07/09/04	\$173,400	670	0	6	1934	3	3500	Y	N	8231 S 121ST ST
002	118000	4660	09/20/04	\$185,000	710	0	6	1903	3	3000	N	N	8414 S 120TH ST
002	758020	0095	08/07/03	\$144,888	740	0	6	1943	4	4500	N	N	7818 S 125TH ST

Improved Sales Used in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	381000	0465	11/03/03	\$175,500	760	370	6	1943	3	5522	N	N	8044 S 118TH ST
002	118000	5400	02/11/03	\$152,500	770	0	6	1948	3	6000	N	N	8508 S 121ST ST
002	381000	0030	10/25/04	\$230,000	780	0	6	1941	4	10240	N	N	11319 84TH AV S
002	765760	0010	05/24/04	\$158,000	790	0	6	1944	3	7125	N	N	12010 76TH AV S
002	765760	0100	08/27/04	\$165,000	790	0	6	1944	3	7750	N	N	12003 77TH AV S
002	765760	0135	05/25/04	\$164,000	790	0	6	1944	3	7200	N	N	12238 76TH AV S
002	781280	0250	09/23/03	\$164,000	790	0	6	1944	4	8625	N	N	7476 S 118TH PL
002	781280	0285	07/21/04	\$179,950	790	0	6	1944	3	6240	N	N	7438 S 118TH PL
002	781280	0315	06/17/03	\$174,900	790	0	6	1944	3	8075	N	N	11632 74TH AV S
002	781280	0490	05/06/04	\$215,000	790	790	6	1944	3	6875	N	N	7421 S 118TH PL
002	781280	1125	10/14/04	\$146,500	790	0	6	1944	3	6405	N	N	11932 RENTON AV S
002	781280	1190	02/12/03	\$225,000	790	0	6	1944	4	6615	N	N	11910 RENTON AV S
002	118000	5900	04/28/03	\$274,900	791	360	6	1943	3	9000	Y	N	8222 S 122ND ST
002	118000	4435	01/16/03	\$170,000	800	0	6	1952	3	3000	N	N	11903 87TH AV S
002	405880	1945	09/09/03	\$218,400	810	810	6	1945	4	7920	N	N	10819 RUSTIC RD S
002	765700	0535	11/12/04	\$204,950	810	0	6	1944	3	7980	N	N	12238 77TH AV S
002	765760	0015	07/29/03	\$165,000	810	0	6	1944	3	7125	N	N	12016 76TH AV S
002	758020	0005	09/13/04	\$180,000	820	0	6	1952	3	6000	N	N	7903 S 124TH ST
002	781280	0691	09/27/04	\$231,450	820	820	6	1944	3	7840	N	N	12009 76TH AV S
002	781280	0805	01/23/04	\$204,000	820	0	6	1944	3	6720	N	N	12028 75TH AV S
002	781280	0990	08/27/03	\$180,500	820	100	6	1944	3	5985	N	N	12065 75TH AV S
002	781280	1055	06/03/04	\$215,000	820	820	6	1944	4	6405	N	N	12052 RENTON AV S
002	118000	0650	03/05/03	\$178,000	830	0	6	1908	3	7525	N	N	8408 S 114TH ST
002	118000	3235	04/22/04	\$232,000	830	0	6	1952	4	6000	N	N	11739 87TH AV S
002	781280	0465	05/13/04	\$171,000	830	0	6	1944	3	5846	N	N	7226 S 120TH ST
002	118000	0460	11/23/04	\$175,000	840	400	6	1908	4	3225	N	N	8540 S 114TH ST
002	118000	5890	05/12/03	\$164,800	840	0	6	1951	3	3000	N	N	8232 S 122ND ST
002	118000	3175	10/27/04	\$188,000	850	0	6	1924	3	6000	N	N	8529 S 117TH PL
002	781280	0020	03/10/03	\$140,000	850	0	6	1944	3	6050	N	N	7424 S 116TH ST
002	781280	0530	03/29/04	\$165,500	870	0	6	1944	3	6120	N	N	7471 S 118TH PL
002	405880	1905	01/11/04	\$253,000	890	140	6	1945	3	6325	N	N	10625 RUSTIC RD S

Improved Sales Used in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	204580	0255	03/11/04	\$390,000	1990	660	8	1953	3	8357	Y	N	10631 DIXON DR S
002	118000	0120	02/03/04	\$338,000	2010	700	8	2003	3	3000	N	N	8412 S 113TH ST
002	118000	0122	04/21/04	\$350,500	2010	700	8	2003	3	3000	N	N	8410 S 113TH ST
002	118000	1397	10/28/04	\$315,000	2050	0	8	1998	3	4500	N	N	8443 S 115TH PL
002	118000	2410	01/05/04	\$319,950	2050	0	8	2003	3	4000	N	N	8410 S 117TH PL
002	118000	6714	04/26/04	\$293,000	2110	0	8	1998	3	6303	N	N	8698 S 123RD ST
002	118000	2103	09/25/03	\$335,000	2160	0	8	2003	3	3498	N	N	8512 S 117TH ST
002	118000	1610	09/24/04	\$350,000	2200	0	8	1998	3	6000	N	N	8538 S 116TH ST
002	405820	0779	04/19/04	\$420,000	2210	1070	8	1995	3	5835	Y	N	7828 S SUNNYCREST RD
002	174280	0040	07/23/03	\$265,000	2430	0	8	1963	3	9225	N	N	507 SENECA AV NW
002	928280	1160	10/04/04	\$330,000	2660	0	8	1979	3	7500	N	N	11531 80TH AV S
002	118000	5986	03/24/04	\$414,900	1780	910	9	1979	3	9968	Y	N	8029 S 121ST ST
002	405880	1450	08/25/04	\$400,000	2270	0	9	1954	3	12656	Y	N	7101 S SUNNYCREST RD
002	420440	0309	12/22/03	\$367,500	2530	0	9	2003	3	6272	Y	N	233 LIND AV NW
002	420440	0313	06/01/04	\$440,000	2580	0	9	2004	3	12349	Y	N	207 LIND AV NW
002	420440	0306	08/03/04	\$389,000	2590	590	9	2004	3	8250	Y	N	251 LIND AV NW
002	420440	0317	04/23/04	\$434,950	2640	0	9	2004	3	7972	N	N	201 LIND AV NW
002	420440	0310	12/26/03	\$412,300	2700	0	9	2004	3	12852	Y	N	215 LIND AV NW
002	163760	0036	10/15/03	\$430,000	2780	1190	9	1998	3	9900	N	N	8220 S 128TH ST
002	204580	0035	07/19/04	\$640,000	3000	1400	9	2004	3	7368	Y	N	10484 DIXON DR S
002	420440	0312	02/04/04	\$448,000	3450	0	9	2004	3	10569	Y	N	221 LIND AV NW
002	122304	9189	01/14/04	\$509,500	2280	1090	10	1996	3	9795	Y	N	11902 83RD AV S
002	118000	0882	05/19/03	\$540,000	2280	640	11	2003	3	3250	Y	N	8555 S 114TH ST

Improved Sales Removed from this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	018500	0071	04/29/03	\$135,000	DIAGNOSTIC OUTLIERS
001	018500	0085	06/01/04	\$193,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	018500	0110	06/09/04	\$195,000	GOVERNMENT AGENCY
001	018500	0171	10/16/03	\$130,000	DIAGNOSTIC OUTLIERS
001	039900	0250	08/12/03	\$180,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	112304	9048	11/15/04	\$217,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	112304	9073	07/09/03	\$495,000	DIAGNOSTIC OUTLIERS
001	112304	9119	03/25/03	\$166,325	BANKRUPTCY - RECEIVER OR TRUSTEE
001	112304	9165	10/18/04	\$145,000	CONDITION =1, NOT ENOUGH REPRESENTATION
001	182305	9097	06/05/03	\$105,000	EXTREME RATIOS
001	214370	0095	12/02/04	\$29,637	QUIT CLAIM DEED
001	214370	0795	08/12/04	\$369,000	PERCENT COMPLETE CODED
001	214370	0931	08/30/04	\$140,000	DIAGNOSTIC OUTLIERS
001	214370	0960	12/23/04	\$67,000	QUIT CLAIM DEED
001	214370	1000	09/23/03	\$178,000	PARTIAL INTEREST (103, 102, Etc.)
001	214370	1035	12/23/04	\$60,000	QUIT CLAIM DEED
001	214370	1084	03/12/03	\$370,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	214370	1150	09/30/04	\$53,663	QUIT CLAIM DEED
001	214480	0450	02/10/03	\$220,000	DIAGNOSTIC OUTLIERS
001	214480	0482	03/03/04	\$205,000	DIAGNOSTIC OUTLIERS
001	214480	0546	04/22/04	\$116,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	214480	0635	09/14/04	\$372,000	UNFINISHED AREA
001	214480	0650	01/23/04	\$289,950	DIAGNOSTIC OUTLIERS
001	214480	0811	03/25/03	\$150,000	BUILDER OR DEVELOPER SALES
001	214480	0820	01/20/03	\$82,000	EXTREME RATIOS
001	217200	0886	10/11/04	\$57,054	QUIT CLAIM DEED
001	217200	0923	01/30/04	\$152,465	EXEMPT FROM EXCISE TAX
001	298880	0076	09/24/03	\$40,145	QUIT CLAIM DEED
001	315160	0010	03/04/03	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	396930	0190	03/10/03	\$158,000	EXEMPT FROM EXCISE TAX
001	670640	0090	03/19/03	\$240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	677800	0090	03/06/03	\$215,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	677800	0100	03/23/04	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	739040	0026	08/18/04	\$203,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	768960	0450	07/02/03	\$99,000	NON-REPRESENTATIVE SALE
001	768960	0590	08/20/03	\$135,000	DIAGNOSTIC OUTLIERS
001	779840	0040	01/29/04	\$88,848	EXTREME RATIOS
001	780540	0140	10/28/03	\$180,000	DIAGNOSTIC OUTLIERS
001	780540	0210	03/29/04	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	780540	0220	03/02/04	\$114,392	QUIT CLAIM DEED
001	780600	0125	01/19/04	\$232,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	781280	1355	06/03/03	\$159,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	781280	1530	05/19/04	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	781280	1585	12/29/04	\$79,878	EXTREME RATIOS
001	781280	1710	12/29/04	\$172,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	781280	1785	02/21/04	\$131,876	PARTIAL INTEREST (103, 102, Etc.)
001	781320	0035	07/28/03	\$158,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	781320	0120	04/24/03	\$74,189	RELATED PARTY, FRIEND, OR NEIGHBOR
001	787840	0029	12/23/03	\$203,000	DIAGNOSTIC OUTLIERS
001	788290	0020	10/27/04	\$237,526	EXEMPT FROM EXCISE TAX
001	788720	0085	02/25/04	\$132,500	DIAGNOSTIC OUTLIERS
001	788720	0145	12/06/04	\$240,000	DIAGNOSTIC OUTLIERS
001	798980	0016	01/06/03	\$132,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	798980	0155	11/05/04	\$42,393	QUIT CLAIM DEED
001	866350	0080	10/13/04	\$224,475	RELATED PARTY, FRIEND, OR NEIGHBOR
002	062305	9006	07/23/03	\$111,500	EXTREME RATIOS
002	072305	9088	02/27/04	\$329,800	RELOCATION - SALE BY SERVICE
002	118000	0125	04/29/04	\$285,000	DIAGNOSTIC OUTLIERS
002	118000	0415	02/27/04	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	118000	0630	03/22/04	\$1,691	QUIT CLAIM DEED
002	118000	1560	12/20/04	\$172,471	QUIT CLAIM DEED
002	118000	2290	01/10/03	\$74,158	EXTREME RATIOS
002	118000	2480	04/28/04	\$140,500	GOVERNMENT AGENCY
002	118000	2510	05/08/03	\$277,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	118000	3050	04/14/04	\$99,000	EXTREME RATIOS
002	118000	3090	07/21/03	\$70,000	EXTREME RATIOS
002	118000	3120	07/29/04	\$95,725	RELATED PARTY, FRIEND, OR NEIGHBOR
002	118000	3200	06/23/03	\$135,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	118000	3260	10/11/04	\$346,000	PERCENT COMPLETE CODED
002	118000	3385	04/22/03	\$56,569	QUIT CLAIM DEED
002	118000	4530	12/16/04	\$190,000	DIAGNOSTIC OUTLIERS
002	118000	4630	09/29/04	\$159,500	RELATED PARTY, FRIEND, OR NEIGHBOR
002	118000	4785	06/19/03	\$259,600	DIAGNOSTIC OUTLIERS
002	118000	4935	06/03/04	\$253,000	CONDITION =2, NOT ENOUGH REPRESENTATION
002	118000	5190	08/23/04	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	118000	5748	10/15/04	\$90,000	QUIT CLAIM DEED
002	118000	7230	06/06/03	\$257,700	DIAGNOSTIC OUTLIERS
002	118000	7965	09/30/04	\$275,000	DIAGNOSTIC OUTLIERS
002	118000	8035	03/06/03	\$322,400	BANKRUPTCY - RECEIVER OR TRUSTEE
002	118000	8175	02/12/03	\$46,620	QUIT CLAIM DEED
002	118000	8273	12/10/04	\$319,500	PERCENT COMPLETE CODED
002	118000	8335	07/26/04	\$92,471	QUIT CLAIM DEED
002	118000	8370	02/27/03	\$376,000	DIAGNOSTIC OUTLIERS
002	122304	9146	11/25/03	\$82,640	QUIT CLAIM DEED
002	163760	0060	09/21/04	\$117,960	QUIT CLAIM DEED
002	174260	0035	01/26/04	\$239,900	QUESTIONABLE PER SALES IDENTIFICATION
002	182305	9177	01/07/03	\$285,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	182305	9231	03/11/04	\$178,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	182305	9248	08/26/04	\$319,252	PERCENT COMPLETE CODED
002	182305	9287	07/23/04	\$254,950	WATER SYSTEM PUBLIC RESTRICTED

Improved Sales Removed from this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	204580	0066	10/22/03	\$175,000	DIAGNOSTIC OUTLIERS
002	204580	0325	12/16/03	\$125,000	DIAGNOSTIC OUTLIERS
002	204580	0390	12/15/04	\$443,000	DIAGNOSTIC OUTLIERS
002	214480	0040	12/03/03	\$141,000	DIAGNOSTIC OUTLIERS
002	214480	0055	09/29/04	\$300,000	DIAGNOSTIC OUTLIERS
002	214480	0765	09/03/03	\$185,000	DIAGNOSTIC OUTLIERS
002	214480	0875	03/26/03	\$163,000	DIAGNOSTIC OUTLIERS
002	318560	0020	01/06/03	\$155,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	381000	0315	07/17/03	\$232,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	381000	0562	08/27/03	\$64,661	RELATED PARTY, FRIEND, OR NEIGHBOR
002	381000	0781	03/05/04	\$137,500	QUIT CLAIM DEED
002	381000	0782	07/23/03	\$219,950	DIAGNOSTIC OUTLIERS
002	399140	0060	03/25/03	\$255,000	DIAGNOSTIC OUTLIERS
002	405820	0085	12/08/04	\$307,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	405820	0450	01/03/03	\$86,616	EXTREME RATIOS
002	405820	0595	11/20/03	\$311,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	405820	0640	11/05/04	\$577,000	PERCENT COMPLETE CODED
002	405820	0675	03/12/04	\$165,000	DIAGNOSTIC OUTLIERS
002	405820	0945	07/21/03	\$8,500	QUIT CLAIM DEED
002	405820	0975	01/13/03	\$250,000	DIAGNOSTIC OUTLIERS
002	405820	0980	07/20/03	\$235,000	DIAGNOSTIC OUTLIERS
002	405880	0550	10/20/04	\$395,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	405880	0640	08/11/04	\$363,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	405880	0700	05/28/03	\$110,561	EXTREME RATIOS
002	405880	0920	09/25/04	\$385,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	405880	0935	05/16/03	\$248,000	DIAGNOSTIC OUTLIERS
002	405880	1100	07/16/03	\$270,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	405880	1702	05/28/04	\$393,000	DIAGNOSTIC OUTLIERS
002	405880	1840	09/01/04	\$205,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	405880	1850	06/04/04	\$240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	405880	2125	11/15/04	\$356,000	DIAGNOSTIC OUTLIERS
002	405880	2150	05/05/04	\$242,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	413680	0090	06/22/04	\$272,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	420440	0070	08/08/03	\$80,000	QUIT CLAIM DEED
002	420440	0184	10/24/03	\$220,000	CONDITION =2, NOT ENOUGH REPRESENTATION
002	420440	0283	05/08/03	\$75,000	NON-REPRESENTATIVE SALE
002	420440	0311	10/05/04	\$423,000	PERCENT COMPLETE CODED
002	426820	0055	10/04/04	\$204,920	BANKRUPTCY - RECEIVER OR TRUSTEE
002	670630	0140	11/19/03	\$157,801	QUIT CLAIM DEED
002	755380	0060	05/06/04	\$151,994	QUIT CLAIM DEED
002	758020	0030	04/13/04	\$122,000	DIAGNOSTIC OUTLIERS
002	758020	0395	05/28/04	\$67,494	QUIT CLAIM DEED
002	765700	0005	09/28/04	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	765700	0100	02/21/04	\$261,901	PARTIAL INTEREST (103, 102, Etc.)
002	765700	0260	03/19/03	\$70,810	EXTREME RATIOS

Improved Sales Removed from this Annual Update Analysis

Area 25

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	765700	0505	05/28/03	\$110,000	DIAGNOSTIC OUTLIERS
002	765760	0120	12/29/04	\$217,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	765760	0125	09/25/04	\$160,000	DIAGNOSTIC OUTLIERS
002	765760	0150	07/19/04	\$22,850	RELATED PARTY, FRIEND, OR NEIGHBOR
002	781280	0455	06/17/03	\$182,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	781280	0620	06/29/04	\$129,638	QUIT CLAIM DEED
002	781280	0705	01/10/03	\$216,000	DIAGNOSTIC OUTLIERS
002	781280	0885	09/10/04	\$187,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	781280	0910	05/29/03	\$150,000	DIAGNOSTIC OUTLIERS
002	781280	1105	07/23/03	\$63,946	RELATED PARTY, FRIEND, OR NEIGHBOR
002	796140	0010	12/11/03	\$4,517	QUIT CLAIM DEED
002	796150	0050	08/23/04	\$515,000	DIAGNOSTIC OUTLIERS
002	913360	0030	04/02/03	\$200,000	PERCENT NET CONDITION CODED
002	928280	1050	05/06/03	\$70,000	EXTREME RATIOS
002	956480	0095	12/08/03	\$191,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Vacant Sales Used in this Annual Update Analysis
Area 25

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	018500	0109	09/24/04	\$58,000	9400	Y	N
001	132304	9045	06/23/04	\$67,000	8100	N	N
001	214480	0110	05/21/04	\$100,000	29800	N	N
001	214480	0732	12/08/04	\$45,000	18750	N	N
001	298880	0145	10/08/03	\$75,000	15900	N	N
001	427990	0170	02/23/04	\$50,000	8472	N	N
002	115910	0140	11/14/03	\$80,000	7400	N	N
002	118000	1225	05/14/04	\$77,000	3850	N	N
002	118000	5347	06/15/04	\$75,000	3000	N	N
002	204580	0040	06/23/04	\$138,000	8162	Y	N
002	405880	1810	06/04/03	\$150,000	9447	Y	N
002	420440	0319	11/15/04	\$95,000	6663	Y	N

Vacant Sales Removed from this Annual Update Analysis
Area 25

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	018500	0036	08/25/04	\$630,000	MULTI-PARCEL SALE
001	018500	0109	09/24/04	\$58,000	BUILDER SALE
001	142304	9002	05/04/04	\$340,000	QUIT CLAIM DEED; STATEMENT TO DOR
001	142304	9046	11/10/04	\$96,000	DIAGNOSTIC OUTLIER
001	214370	1111	10/12/04	\$25,000	QUIT CLAIM DEED
001	214370	1111	12/20/04	\$150,000	DIAGNOSTIC OUTLIER
001	214480	0094	09/12/04	\$12,000	QUIT CLAIM DEED
001	214480	0331	12/18/03	\$75,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	214480	0331	09/27/04	\$59,025	DIAGNOSTIC OUTLIER
001	214480	0910	03/15/04	\$179,995	EXTREME RATIOS
001	217200	0896	10/28/04	\$20,000	QUIT CLAIM DEED
001	298880	0040	10/19/04	\$2,000	DIAGNOSTIC OUTLIER
001	739040	0023	03/18/03	\$40,000	EXTREME RATIOS
001	787840	0031	02/12/04	\$65,000	DIAGNOSTIC OUTLIER
001	798980	0017	02/12/03	\$65,000	EXTREME RATIOS
001	801360	0005	09/06/04	\$65,000	DIAGNOSTIC OUTLIER
002	115910	0140	11/14/03	\$80,000	DIAGNOSTIC OUTLIER
002	118000	0820	02/23/04	\$176,000	DIAGNOSTIC OUTLIER
002	118000	5845	03/01/04	\$99,950	DIAGNOSTIC OUTLIER
002	118000	5892	07/18/03	\$319,950	EXTREME RATIOS
002	118000	7316	06/23/04	\$200,000	DIAGNOSTIC OUTLIER
002	204580	0025	02/11/03	\$50,000	EXTREME RATIOS
002	204620	0011	05/05/03	\$120,000	DIAGNOSTIC OUTLIER
002	381000	0060	03/11/04	\$3,500	EXTREME RATIOS
002	381000	0150	08/26/03	\$225,000	DIAGNOSTIC OUTLIER
002	405820	1405	01/23/04	\$170,000	DIAGNOSTIC OUTLIER
002	405880	1810	09/17/04	\$193,995	EXEMPT FROM EXCISE TAX
002	420440	0179	12/16/04	\$220,000	DIAGNOSTIC OUTLIER
002	758020	0245	09/05/03	\$5,000	QUIT CLAIM DEED
002	928280	0700	12/29/04	\$150,000	DIAGNOSTIC OUTLIER
002	928280	0755	11/09/04	\$5,000	EXTREME RATIOS
002	928280	0875	09/15/04	\$225,000	EXTREME RATIOS



**King County
Department of Assessments**

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**Scott Noble
Assessor**

MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr